



**302, 245 Red Deer Drive SW  
Medicine Hat, Alberta**

**MLS # A2301917**



**\$209,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 709
<b>LLD:</b>	-
<b>Zoning:</b>	R-MD
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, Refrigerator, Electric Stove, Hood Fan, Washer/Dryer, Wall A/C, Window Coverings, Wall Desk

Bright. Fresh. Easy living. Welcome to this updated 3 bedroom corner condo in Riverview Terrace. With new flooring, fresh paint, and a beautifully clean interior, this home is truly move-in ready. The corner unit layout makes all the difference with more windows, more natural light, and that added sense of privacy and openness throughout. Every room feels bright and welcoming, with views from all living spaces and bedrooms. Step out onto the balcony, your go-to spot for morning coffee or winding down in the evening to watch the sun set. Inside, you'll find three generously sized bedrooms, including a comfortable primary suite with a walk-through closet and private ensuite. With no age restrictions, this home offers flexibility for every stage of life. Whether you're starting out, simplifying, or investing, the location checks all the boxes. You will also love the green space and a playground right next door for your kids or visitors, and professionals will love that it is within walking distance to the hospital, and quick access to downtown. You will also find great convenience with TWO PARKING STALLS included! Condo fees INCLUDE ALL UTILITIES! A bright, spacious home in a location that just makes sense—come take a look! NOTE: SOME VIRTUALLY STAGED PHOTOS ARE USED.